

costs, charges, expenses, commissions, and half-commissions, at any time before the sale hereinafter provided for, to release and reconvey unto and at the cost of the said Grantor, or the party or parties then claiming under it, the aforesaid land and premises.

SECOND: Upon any default being made in the payment of the Note or any installment of principal and/or interest thereon, or any renewal or extension thereof or of any note or notes hereinafter given for interest covering any extension, with interest thereon from maturity of the same, when and as the same shall become due and payable; or upon any default in payment, when due, of money payment required under the terms of this Deed of Trust; or upon any default in the performance of any of the covenants or agreements herein or in the Note contained then the entire principal sum hereof, and accrued interest, shall be immediately due and payable without notice thereof, all at the option of the holder of the Note secured hereby; then upon any and every such default so made as aforesaid, the said Trustees or substitute trustees shall have the power and duty to sell and the Grantor hereby consents to the passage of a decree for the sale of the land and premises and improvements at public auction at such time and place, upon such terms and conditions, and after such previous public notice, with such postponement of sale or resale, as the Trustees, or substitute trustees, shall deem best for the interest of all parties concerned, and (the terms of sale being complied with) shall convey the same in fee to the purchaser or purchasers at the cost of Grantor or of the purchaser of the land, premises and improvements so sold, such purchaser being hereby discharged from all liability for the application of the purchase money; and shall apply the proceeds of sale (after paying all expenses of sale including a reasonable sum for stenographers' fees, for moneys expended for documentary evidence and the cost of an abstract of title and title report, if required, to the extent permitted by law, all taxes, water rates, and assessments thereon due, all sums advanced as herein provided, and a trustees' commission equal to the commission allowed trustees for making sales of property under decrees of the Equity Courts having jurisdiction), to the payment of the aforesaid indebtedness or so much thereof as may then remain unpaid, whether then due or not and the interest thereon to date of payment (it being agreed that the Note or notes shall, upon such sale, being made before maturity of the Note or notes, or before the maturity of any renewal or extension thereof, be and become immediately due and payable, at the election of the holder thereof), paying over the surplus, if any, to the said Grantor, its successors or assigns, upon the surrender and delivery to the purchaser or to the heirs, personal representatives, successors or assigns of purchaser, of the possession of the land, premises and improvements so sold and conveyed, as aforesaid, less the expense, if any, of obtaining possession thereof. In the event that the purchaser at such sale or resale shall be the then holder of the Note who is entitled to receive the proceeds of the sale, then the person responsible for conducting such sale shall accept on account of the purchase price, without requiring the actual payment of money, the written receipt of such purchaser for up to the amount of the proceeds to which such purchaser is entitled, except such sums as are necessary to pay for the above mentioned expenses of sale.